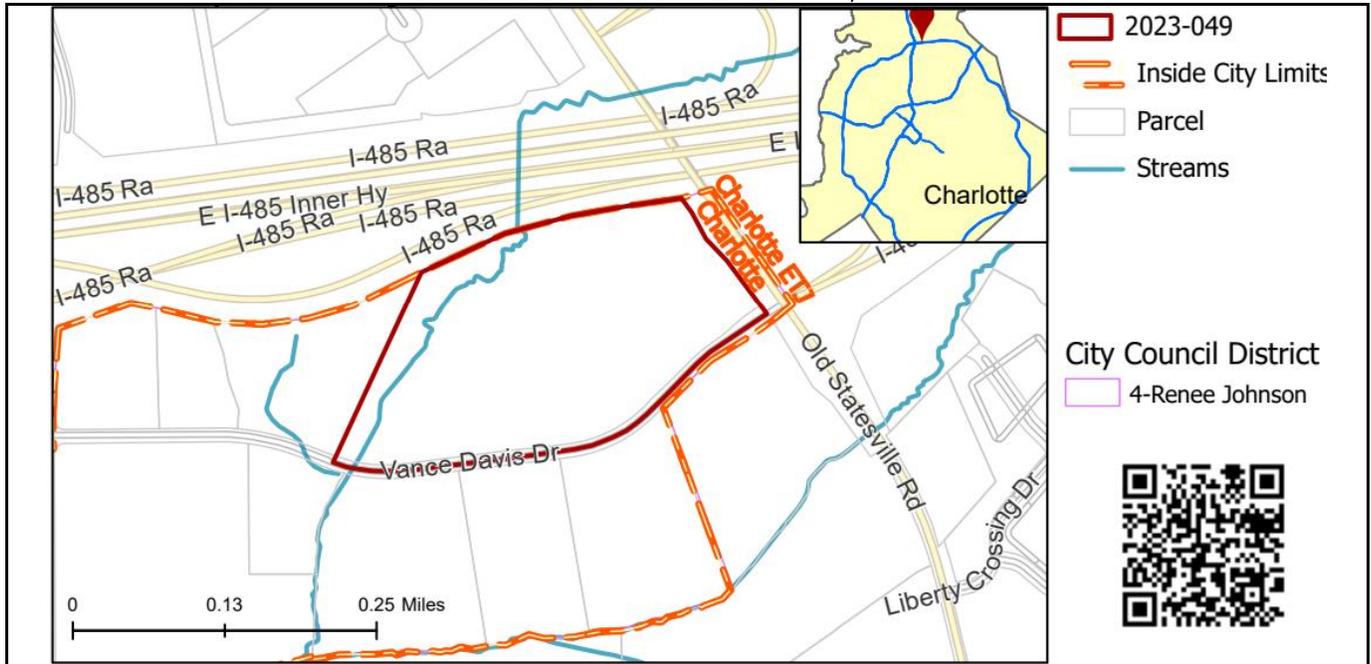


**REQUEST**

Current Zoning: OFC (Office)  
Proposed Zoning: ML-1 (Manufacturing and Logistics 1)

**LOCATION**

Approximately 30.1 acres located along the north side of Vance Davis Drive and west side of Old Statesville Road, south of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by right and under prescribed conditions in the ML-1 (Manufacturing and Logistics) zoning district.

**PROPERTY OWNER**

Wells Fargo Bank

**PETITIONER**

Wells Fargo Bank

**AGENT/REPRESENTATIVE**

Anthony Fox (Parker Poe Adams & Bernstein, LLP)

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Manufacturing and Logistics.

Rationale for Recommendation

- The petition would align the site with the surrounding area and the Manufacturing and Logistics place type recommendation for the area.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 (Manufacturing and Logistics) district will allow some manufacturing and logistics uses that are not allowed in the OFC (office) zoning.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses.
- The site backs up to I-485, with no residential uses in proximity.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse and Resilient Economic Opportunity

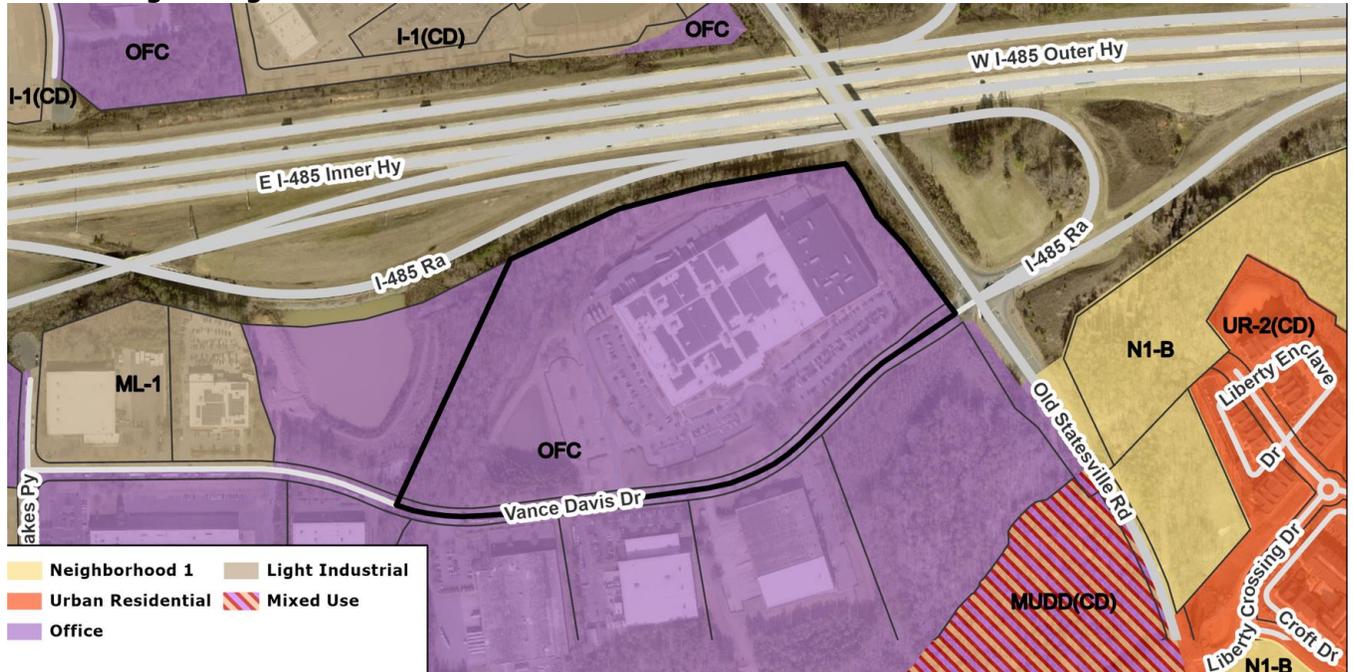
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- The petition proposes all uses permitted by right and under prescribed conditions in the ML-1 (Manufacturing and Logistics) zoning district.

• **Existing Zoning**



- The area around the site is primarily zoned OFC (office) with I-485 backing up to the north side. To the west of the site, the area is zoned ML-1 (Manufacturing and Logistics).



The site is denoted with a star, located on the north side of Vance Davis Drive and south side of Interstate 485, surrounded by industrial and office developments.



The site currently has an office building.



East of the site is a large intersection with entrance ramps to Interstate 485.

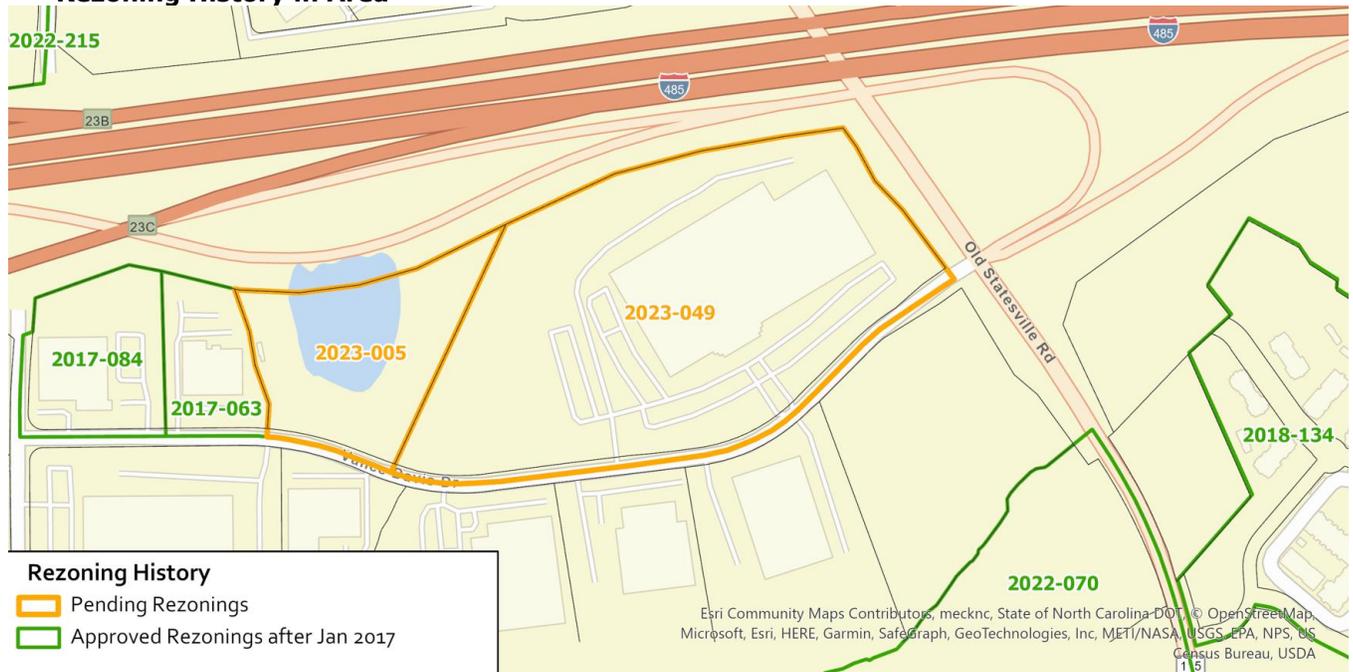


South of the site is a office/industrial building.



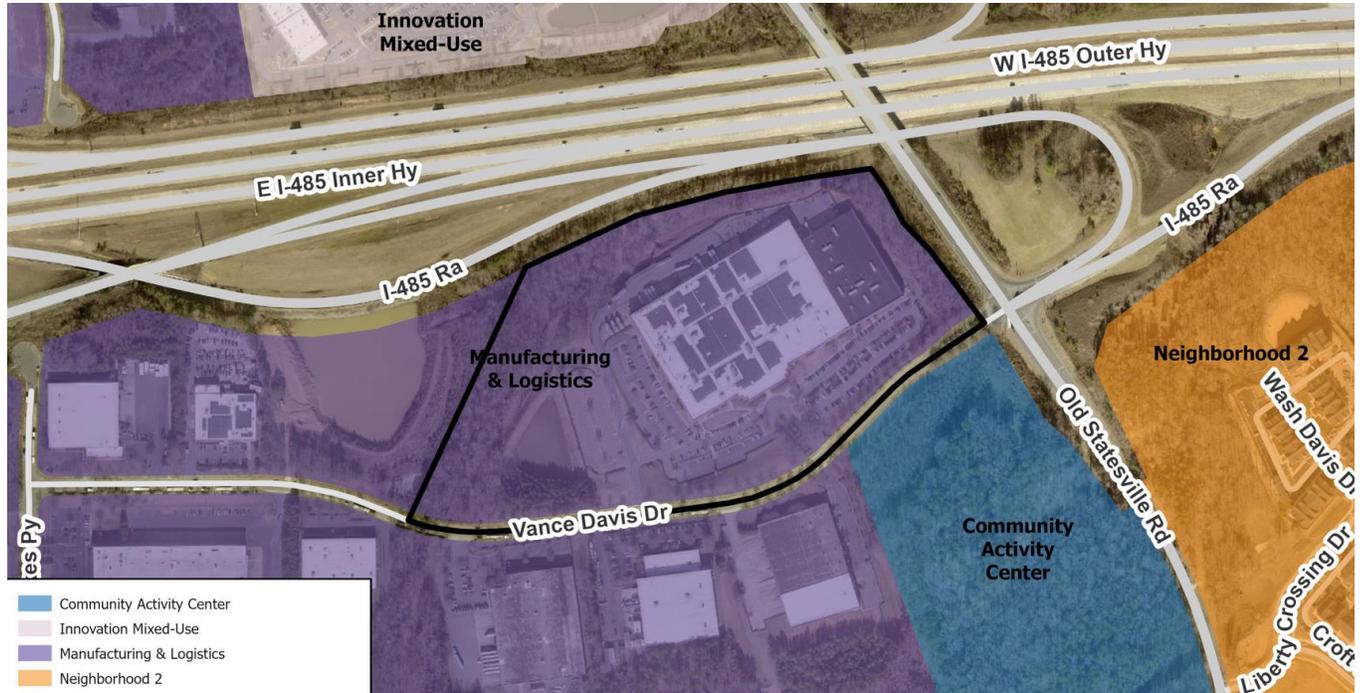
West of the site are large industrial buildings.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-084	3.415 acres; from BP (Business Park) to I-1(Light Industrial)	Approved
2017-063	5.14 acres; from BP (Business Park) to I-1 (Light Industrial)	Approved
2018-134	20.03 acres; from R-4 (Single family) to UR-2 (CD) (Urban residential, Conditional)	Approved
2022-070	31.41 acres; from BP (Business Park) to MUDD-O (CD) (mixed use development, optional, conditional)	Approved
2023-005	8.2 acres; from OFC (Office) to ML-1 (Manufacturing and Logistics)	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Manufacturing and Logistics place type.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Vance Davis Drive, a City-maintained major collector, and Old Statesville Road, a State-maintained major arterial. The petition is located in a north corridor outside of Route 4, within the I-485 Interchange Analysis Study.

• **Active Projects:**

- 12210 Vance Davis Drive
  - The project includes expansion of existing building. The project is located at 12210 Vance Davis Drive
  - The project is currently under review
- Vance Pond No.2 Fill Placement
  - The project will install fill placement within the existing pond footprint. The project is located at 12005 Vance Davis Drive.
- Statesville Road
  - Commercial site development for a 9-acre site. The project is located at the intersection of Statesville Road and Twin Lakes Parkway.
  - The project is currently under review.
- NC 115
  - NCDOT STIP project to widen Old Statesville Road between Harris Boulevard and I-485.
  - Scheduled to begin in 2031

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:  
 Existing Use: 435 trips per day (based on OFC).  
 Entitlement: 3,595 trips per day (based on OFC).  
 Proposed Zoning: 515 trips per day (based on ML-1).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water**No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163